

Chapter VI

ADOPTED PLANS AND LAND USE REGULATIONS

INTRODUCTION

The Waukesha County development plan is intended to refine and detail the regional land use plan, taking into account and integrating, as appropriate, existing County and local development objectives. An understanding of both regional development objectives and of County and local development objectives is therefore essential to the preparation of a sound County development plan. Accordingly, this chapter provides a brief description of the regional land use plan and various supporting functional plan elements which have been prepared to date as they pertain to Waukesha County. In addition, this chapter describes land use plans and land use control ordinances which have been adopted by the County and the cities, villages, and towns within the County and which provide an expression of County and local development objectives. This chapter also describes certain locally established special-purpose districts, including tax incremental financing districts (TIFs), town sanitary districts, public inland lake protection and rehabilitation districts, business improvement districts (BIDs), and redevelopment areas, which provide further evidence of local development or redevelopment objectives for the areas concerned.

AREAWIDE PLANS

Since its creation in 1960, the Southeastern Wisconsin Regional Planning Commission, the official areawide planning agency for the seven-county Southeastern Wisconsin Region which includes Waukesha County, has, in accordance with its statutory charge, pursued the preparation of an advisory comprehensive plan for the physical development of the Region. This has been achieved through the systematic formulation of those elements of such a plan most important to the developmental and environmental problems faced by the units and agencies of government operating in the Region. The regional land use plan, complemented by various functional plans for transportation, parks and open space, water quality management, flood control, airports, and housing, is intended to serve as an overall guide to the physical development of the Region. The findings and recommendations of these regional

comprehensive plan elements have important implications for the County development plan.

Regional Land Use Plan

The adopted regional land use plan, set forth in SEWRPC Planning Report No. 40, A Regional Land Use Plan for Southeastern Wisconsin: 2010, and related amendments thereto, is intended to serve as a guide to land use development and redevelopment within the Region. The plan provides for the attainment of specific areawide land use development objectives formulated in cooperation with the local, State, and Federal units and agencies of government concerned and sets forth recommendations regarding the amount and spatial distribution of the various land uses necessary to serve the needs of the existing and probable future resident population and economic activity levels in the Region through the year 2010.

That plan, as it applies to Waukesha County, is graphically summarized on Map 63. The plan sets forth three important recommendations for the Region. The first recommendation calls for the promotion of a relatively compact, centralized regional settlement pattern by encouraging the placement of new urban development generally into a concentric ring along the full periphery of, and outward from, the existing urban centers of the Region. To accomplish this centralized settlement pattern will require modification of existing trends toward decentralization of urban land uses in a highly diffused, low-density pattern throughout the Region. Under the land use plan, new urban development would occur only in areas covered by soils suitable for urban development, which are not subject to such special hazards as flooding and erosion, and which can be readily and efficiently provided with essential facilities and services including, particularly, public sanitary sewerage, water supply, and mass transit.

The second recommendation calls for the preservation in essentially open, natural uses of the remaining primary environmental corridors of the Region. These corridors contain most of the important natural resources of the Region, including wetlands, woodlands, wildlife habitat areas, surface waters and associated floodlands and shorelands, as well as